

Contra Costa County Economic Forecast

Alameda and Contra Costa Counties define the Oakland Metropolitan Statistical Area (MSA) that is frequently used to report economic activity. The region currently has a population of 2.4 million residents. Total employment as of February 2002 stood at 1.06 million wage and salary workers. The creation of jobs slowed to 1.3 percent growth in 2001, after advancing 3.6 percent in 2000.

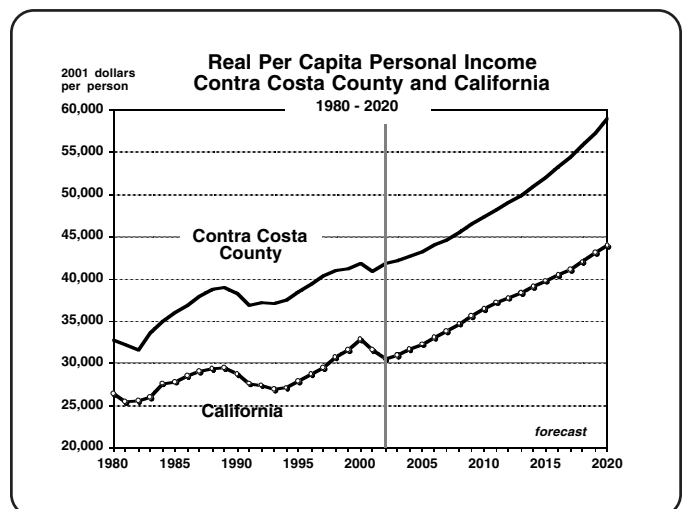
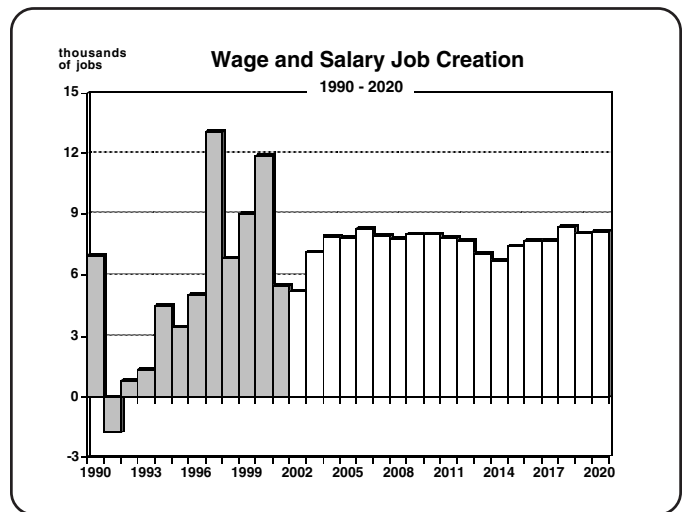
Contra Costa dominates the MSA with higher per capita income: \$40,875 versus \$36,450 for residents of Alameda County. The unemployment rate as of February 2002 was 4.5 percent, up sharply from the 2.7 percent recorded a year earlier. It appears that the County economy is still shedding jobs through the first 2 months of 2002, though the rate of decline has slowed significantly.

The services sector of Contra Costa County is the principal creator of jobs. Personal, household, professional, and healthcare employment has been rising steadily in the County. The retail sector remains healthy, despite the general economic weakness of the Bay Area economy. State government employment, especially pertaining to education, continues to expand.

Over the last 4 years, new housing production increased in Contra Costa County. The general outlook calls for approximately 5,000 units per year. The median home selling price in the County was \$514,240 in 2001. Home prices are not forecast to decline over the forecast period.

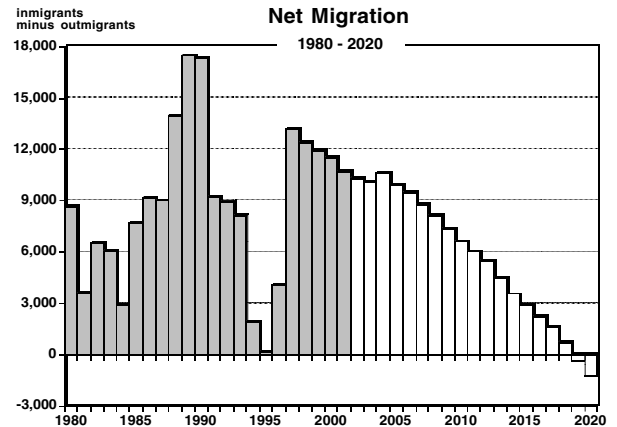
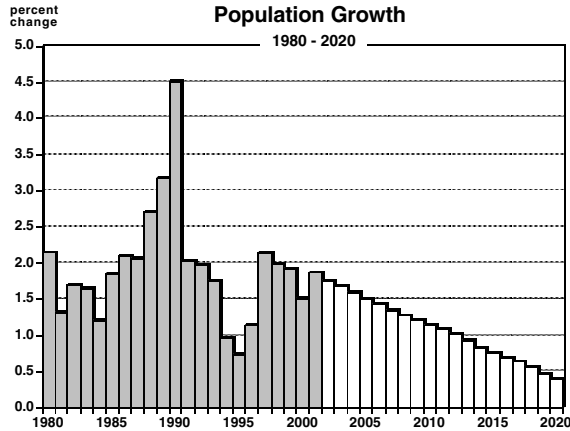
Forecast Highlights

- Job growth is forecast to rise 1.5 percent in 2002, and 2.0 percent in 2003. The compound rate of job growth averages 2.1 percent between 2002 and 2007. This compares to 3.0 percent average annual growth recorded over the 1995-2000 period.
- Real per capita incomes increase an average of 1.3 percent per year over the next 5 years in Contra Costa County. The population ages faster in the County, particularly in the 45 to 64 year old age cohort, which will comprise 28 percent of the total population by the end of the decade.
- Retail sales are forecast to rise an average 2.3 percent per year between 2002 and 2007. The rate of growth during the 1995 to 2000 period was 5.3 percent per



year. Consumer spending has never subsided much in the County or the Bay Area, despite the weakness of the technology sector in 2001 and 2002.

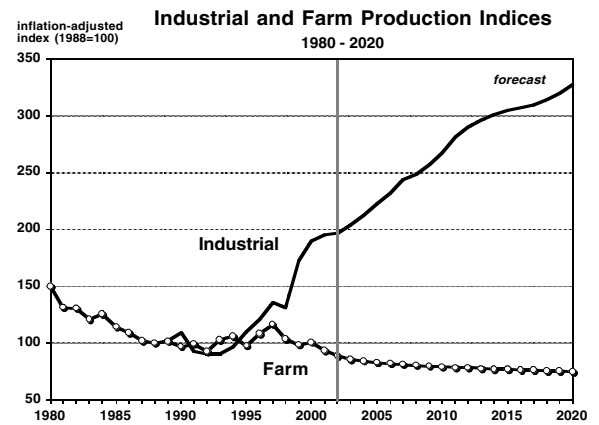
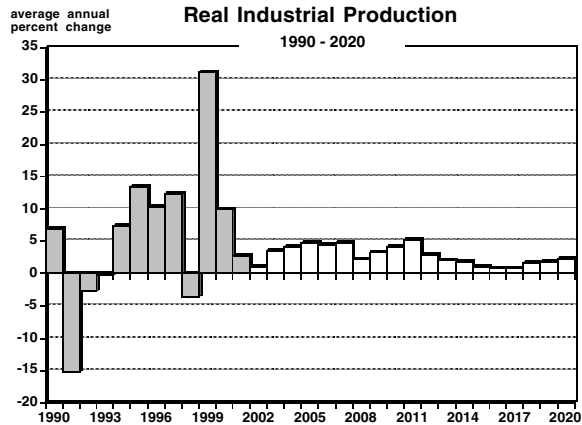
- Population growth is forecast to slow to 1.5 percent growth over the next 5 years. Migration represents a greater influence on population growth in Contra Costa than neighboring Alameda County.



Contra Costa County Economic Forecast

1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	883,500	129	729	319.5	3,354	\$5.6	\$26.9	\$38,470	\$75.3	\$10
1996	893,600	4,069	742	322.5	3,552	\$5.9	\$28.5	\$39,372	\$85.1	\$11
1997	912,700	13,176	714	325.7	3,514	\$6.5	\$30.8	\$40,326	\$94.6	\$12
1998	930,800	12,405	762	329.1	4,249	\$7.2	\$33.0	\$41,004	\$86.7	\$11
1999	948,700	11,944	786	332.1	4,563	\$7.7	\$35.2	\$41,206	\$86.1	\$15
2000	963,000	11,568	818	343.3	5,639	\$8.6	\$37.9	\$41,728	\$92.0	\$17
2001	980,933	10,702	821	346.5	5,733	\$9.0	\$40.1	\$40,875	\$90.5	\$17
2002	998,128	10,314	832	352.2	5,626	\$9.9	\$43.0	\$41,726	\$88.7	\$17
2003	1,014,914	10,076	840	356.3	5,193	\$10.4	\$45.5	\$42,192	\$88.4	\$18
2004	1,031,202	10,629	851	360.3	5,108	\$11.0	\$48.1	\$42,721	\$89.0	\$19
2005	1,046,696	9,926	863	364.4	5,481	\$11.5	\$50.9	\$43,236	\$90.3	\$19
2006	1,061,686	9,498	876	368.7	5,442	\$12.2	\$54.1	\$44,005	\$91.9	\$20
2007	1,075,986	8,778	889	373.0	5,251	\$12.8	\$57.2	\$44,590	\$93.7	\$21
2008	1,089,759	8,152	902	377.1	5,166	\$13.5	\$60.9	\$45,509	\$95.7	\$22
2009	1,102,945	7,368	916	381.2	5,220	\$14.2	\$64.8	\$46,470	\$97.8	\$22
2010	1,115,548	6,609	930	385.2	5,256	\$15.0	\$69.1	\$47,376	\$100.3	\$23
2011	1,127,670	6,046	944	389.2	5,221	\$15.9	\$73.4	\$48,170	\$103.0	\$25
2012	1,139,245	5,486	958	393.1	5,194	\$16.7	\$78.1	\$49,002	\$105.9	\$25
2013	1,149,744	4,470	972	397.0	5,262	\$17.6	\$83.2	\$49,916	\$109.0	\$26
2014	1,159,221	3,545	985	400.8	5,233	\$18.6	\$88.5	\$50,918	\$112.1	\$26
2015	1,168,030	2,920	999	404.6	5,205	\$19.6	\$94.3	\$52,033	\$115.4	\$27
2016	1,176,096	2,194	1,014	408.4	5,230	\$20.6	\$100.6	\$53,183	\$119.0	\$27
2017	1,183,631	1,603	1,030	412.2	5,242	\$21.8	\$107.4	\$54,333	\$122.9	\$27
2018	1,190,316	722	1,046	416.1	5,221	\$23.0	\$114.9	\$55,710	\$127.0	\$27
2019	1,195,926	-366	1,062	419.9	5,278	\$24.2	\$123.1	\$57,259	\$131.2	\$28
2020	1,200,646	-1,259	1,078	423.7	5,342	\$25.6	\$131.7	\$58,852	\$135.5	\$29



Total Wage & Salary (000)	Farm (000)	Mining & Construction (000)	Manufacturing (000)	Transportaion, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----								
292.7	1.0	19.7	26.6	20.3	66.7	26.7	86.7	45.1
297.7	1.0	20.5	26.0	19.8	68.1	26.0	91.1	45.3
310.8	1.1	22.1	26.0	20.4	68.7	27.9	98.9	45.6
317.6	0.9	23.3	25.6	20.1	70.2	28.1	103.8	45.5
326.6	1.3	26.2	24.4	19.9	72.7	28.5	106.3	47.2
338.5	2.2	28.2	26.3	19.6	73.9	28.5	111.3	48.5
343.9	2.4	29.9	25.9	19.6	74.6	29.1	113.3	49.1
349.2	2.4	30.0	26.1	20.3	74.4	29.2	116.1	50.6
356.3	2.4	30.8	26.5	20.5	74.7	29.3	120.2	51.8
364.2	2.4	31.8	26.8	20.7	75.2	29.4	125.1	53.0
372.0	2.3	32.7	26.9	20.9	75.8	29.6	130.0	54.2
380.3	2.3	33.6	27.0	21.1	76.4	29.9	135.2	55.4
388.2	2.3	34.4	27.0	21.3	77.2	30.3	140.0	56.5
396.0	2.3	35.0	27.0	21.5	77.9	30.8	144.8	57.7
404.0	2.3	35.4	27.0	21.7	78.7	31.3	149.9	58.7
412.1	2.3	35.6	27.0	21.9	79.6	31.9	155.0	59.7
419.9	2.3	35.9	27.1	22.1	80.5	32.6	159.9	60.7
427.6	2.3	36.2	27.0	22.3	81.3	33.3	164.8	61.6
434.6	2.3	36.2	27.0	22.5	82.2	34.0	169.2	62.5
441.3	2.3	36.1	27.0	22.6	83.0	34.5	173.5	63.3
448.8	2.3	36.0	27.0	22.8	83.8	35.0	178.5	64.1
456.5	2.3	36.0	27.0	23.0	84.6	35.6	183.7	64.9
464.2	2.3	36.1	27.0	23.1	85.4	36.1	188.9	65.7
472.6	2.3	36.0	27.0	23.3	86.2	36.7	194.8	66.5
480.6	2.3	36.0	27.0	23.5	87.0	37.3	200.2	67.3
488.7	2.3	35.9	27.0	23.7	87.8	37.8	205.7	68.2

